002.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,400 / 894,400
					USE VALUE:	894,400 / 894,400
					ASSESSED:	894,400 / 894,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94	-94A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAMEIOR LISA B/TRUSTEE
Owner 2:	RAME FAMILY TRUST
Owner 3:	
Street 1:	94 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAMEIOR ANNE M & LISA B -
Owner 2:	-
Street 1:	94 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,888 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1953, having primarily Wood Shingle Exterior and 2492 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6888.000	393,100		501,300	894,400
Total Card	0.158	393,100		501,300	894,400
Total Parcel	0.158	393,100		501,300	894,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.85 | /Parcel: 358.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	1973
GIS Ref	
GIS Ref	
Insp Date	08/04/17

!197!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	393,100	0	6,888.	501,300	894,400	894,400	Year End Roll	12/18/2019
2019	104	FV	353,700	0	6,888.	532,600	886,300	886,300	Year End Roll	1/3/2019
2018	104	FV	353,700	0	6,888.	388,500	742,200	742,200	Year End Roll	12/20/2017
2017	104	FV	331,600	0	6,888.	338,400	670,000	670,000	Year End Roll	1/3/2017
2016	104	FV	331,600	0	6,888.	288,300	619,900	619,900	Year End	1/4/2016
2015	104	FV	276,500	0	6,888.	282,000	558,500	558,500	Year End Roll	12/11/2014
2014	104	FV	276,500	0	6,888.	231,900	508,400	508,400	Year End Roll	12/16/2013
2013	104	FV	287,500	0	6,888.	220,600	508,100	508,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 197

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMEIOR ANNE M	1353-62		5/6/2008	Family	1	No	No		
	1019-160		9/1/1986		1	No	No		A

PRINT

Date	Time
12/10/20	16:03:14

LAST REV

Date	Time
08/22/17	09:25:06
ekelly	

USER DEFINED

Prior Id # 1:	1973
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2011	355	Manual	1,500					BLOWN IN INSULATIO
7/19/2001	481	Porch	2,000	C				REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	345	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent	163	PATRIOT
9/23/1999	Measured	163	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6888		Sq. Ft.	Site		0	80.	0.91	1									501,314						501,300	

Total AC/HA:	0.15813	Total SF/SM:	6888	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	501,314	Spl Credit		Total:	501,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13882685
Const Adj.:	1.03020000
Adj $ / SQ:	164.251
Other Features:	117800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534171
Depreciation:	141021
Depreciated Total:	393150

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

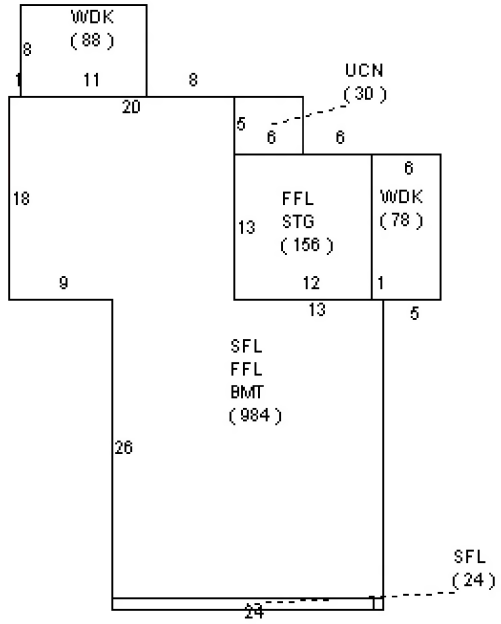
No Unit	RMS	BRS	FL
1	6	3	M
1	3	1	M
Totals			
2	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.25
Special Features:	0	Val/Su Net:	112.83
Final Total:	393100	Val/Su SzAd	183.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,140	164.250	187,246
SFL	Second Floor	1,008	164.250	165,565
BMT	Basement	984	60.490	59,518
WDK	Deck	166	12.390	2,056
STG	Storage	156	7.500	1,170
UCN	Canopy	30	27.200	816

Net Sketched Area:	3,484			Total:	416,371
Size Ad	2148	Gross Are	3484	FinArea	2492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2005	0.00	T	11.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

002.0-0005-0007.0

IMAGE

AssessPro Patriot Properties, Inc